

Improved Property Fact Sheet

*This needs to be completed in as much detail as possible as it is of importance to a potential buyer.

LEGAL: L1 B1 Towne Subd #6, SIZE: .86, LAKE/CREEK FRT (appr. feet): 0

TAX ACCOUNT #: 112888 (Mandatory) TAXES (Yearly): \$ 2642 20 10 year

EXISTING LOANS: Assumable Non Assumable
1st D/T (approx. bal. \$ 190,000, monthly pmt \$ 2262 including % rate 6
2nd D/T (approx. bal. \$ _____, monthly pmt \$ _____ including % rate _____)

ANY LIENS (recorded or unrecorded) or any payoffs to be made: Wells Fargo - Mortgage

ZONING: Unzoned or Unrestricted or (explain) _____

SUB. DIV. Covenants & Restrictions, Homeowners Assoc. Fees, Contact Person, Boat/lp Restrictions, or: (please list) N/A

(Please include any Covenants, CC&Rs, etc. with the listing agreement)

PROPERTY Owners Assoc.: Yearly Fee; \$ 0

FLOODING: Or other natural Hazards. Please explain if the property ever flooded or N/A

FUEL TANK(S) Or Hazardous Waste: Propane Tanks
 Above ground Under ground Size Model - 1,000 gal
Office - 325 gal Age Leased - 7

TREES: _____, VIEWS: _____, OTHER AMENITIES: Hwy Frontage

ACCESS: (road or...) Sterling Hwy, MAINTAINED: Yes, LEGAL TRAIL ACC: _____

HOW TO LOCATE (explain): Mi 48.2 Sterling Hwy Cooper Landing, AK
99572

FLY IN ONLY: _____, BOAT ACCESS: _____, ATV, SNOWMACHINE ACCESS: _____

UTILITIES: Public Sewer _____, Private Septic System X, (DEC approved); Yes X, No _____
Outhouse on site: Yes -
Port-A-Potty
on site -
Not used in
2010 season

Propane Lights _____, 110 Lights _____, 12 Volt Lights _____, Solar Panel _____, Other _____

Generator YES, KW ?, Diesel X, Gas _____ Type of heat: Wood Stove, Monitor, etc. _____

WELL: YES, (DEC approved); Yes YES, No _____, ELECTRIC? YES : How Far? meter on each bldg

TELEPHONE AVAILABLE: YES, How Far each bldg, Natural Gas N/A, How Far _____

RESTRICTIONS: On Motor Boats (HP), Time restrictions, etc. Please explain: N/A

IMPROVEMENT(S): Bldg. Size: Apr. 4500 sq. ft., Motel (Two Story or Loft (circle one) Size _____ Year Built 1985

2nd Building: 2144 - office, Two Story or Single story Year Built 1975

3rd Building: _____ sq. ft., Two Story or _____ Year Built _____

Outbuilding (describe): _____ sq. ft. Year Built _____

Type of Foundation: Treated Wood Untreated Wood Concrete/Blocks Other _____

Materials used to build cabin, roofing material and any other "Pertinent" information regarding the cabin (s) that a Buyer would want to know. Motel - poured concrete footings / wood frame const.
office - concrete footings / half log - half wood frame const.

DESCRIBE APPLIANCES: Stove, Propane or Gas, etc. Motel - Propane boilers / hot water baseboard heat, emu washers & dryer / office - Propane - forced air furnace, hot

List Items included in Sale, i. e. Motors, Boats, Furniture, Beds, Tools, etc. : Water heater + stove.

All motel room furniture, bedding, fixtures + supplies Office bldg to include all appliances.

General Condition of Improvements: Motel - New boilers installed in 2008 / New Carpet, vinyl + beds in 2008 / Office - New carpet + flooring - 2010

SPECIES OF FISH AND GAME IN THE AREA: Rainbow trout, Salmon, Dolly Varden, moose, sheep, bear, eagles.

This information is to the best of my knowledge: Seller/Owner(s) Jody Muse

Please draw a floor plan of your cabin, layout of Bldgs. & other pertinent facts a Buyer should know about property. (use back of page)

OTHER PERTINENT FACTS (POSITIVE OR NEGATIVE) A BUYER SHOULD KNOW ABOUT YOUR PROPERTY. i.e. Avalanches, Erosion, Access Problems or other natural Hazards. (Should you need more room for any explanation please write on back).